drawings and stipulated materials, non-recovery in arbitration cases etc. thereby escalting the prices of the flats on the registarnts;

(b) if so, the reasons for these lapses and the extent to which these lapses have proved detrimental to the interest of the registrants;

(c) whether any inquiry has been held into the lapses and if so, the outcome of those inquiries and the action taken thereon; and

(d) the steps taken/proposed to be taken not to pass the burden on the registrants together with the justification for passing the burden on to the registrants?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P. K. THUNGON): (a) and (b) DDA has reported that some short-comings have been pointed out by the Audit during the course of its review of various projects relating to New Pattern Registration scheme, 1979 and Self Financing Scheme. The reasons leading to the short-comings pointed out by the audit are as under:

(i) DEFECTIVE/SUB-STANDARD WORK: All major works are executed after following procedure of inviting tenders. Any deficiency noticed in the work is brought to the notice of contractor for rectification as per the provisions of the agreement. Wherever the contractor refuses to do the needful, the defects are got removed through another agency at the risk and cost of the original contractor. This factor results in some additional cost in the completion of the project.

(ii) DELAYS: By and large, all tenders are floated and contracts awarded only when the land free from all encumbrances and minimum structural details are available. Working drawings/details continue to flow alongwith the execution of the works. Some times the progress of works gets effected whenever the subsequent details are not received in time. Sometimes changes are required to be made in the structural designs due to site conditions and/or other reasons. It is not possible to envisage all these factors at the planning stage. The cases of delay in the completion of work are dealt with in accordance with the provisions of individual contract and levy of compensation or any action is decided on merits of the facts of each case.

(iii) ARBITRATION AWARDS: Each contract contains a clause relating to the appointment of arbitrator for adjudication of the disputes arising between the two parties. It is not possible to pre-determine the arbitration award. However, some anticipated provisions are kept in the costing details of this accounts.

(iv) COST FACTOR: At the time of preparation of the cost of the flats, DDA follows the practice of aggregate units cost and, therefore, the expenditure gets spread over a large number of houses.

(c) No enquiry consequent to the audit report has been conducted or helds.

(d) According to present policy all costs are required to be passed on to the allottees.

Prices of DDA Flats

5739. PROF VIJAY KUMAR MALHOTRA: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) what is the price of DDA flats now being offered to applicants;

(b) whether these prices are not outside the reach of lower and middle income group;

(c) in how many instalments, this price will be realised; and

(d) whether Government propose to ask the DDA to formulate schemes for the LIGs?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P.K. THUNGON): (a) DDA has reported that the present approximate cost of flats is as under:

Janta	—Rs. 1.53 lacs
LIG (Multi-storeyed)	—Rs. 3.00 to 3.50 lacs
MIG (Multi-storeyed)	-Rs. 5.50 to 6.00 lacs

Expandable houses are in the range of:

Type A —	Rs. 1.90. to 3.76 lacs
Type B —	Rs. 4.32 to 5.21 lacs

(b) No such study survey has been conducted by DDA. However, the costing of DDA flats is done on the principle of 'No Profit No Loss'. DDA has adopted the following measures in working out the cost of flate so as to make them more effordable:—

(i) Liability on account of land component of Janta and Lower Income Group flats is brought down through cross-subsidisation.

(ii) Overheads charges are computed at a lower rates for Janta flats.

(c) In case of allotment of hire purchase basis the allottee is required to deposit initially the cost of land plus 30% of cost of construction. The balance amount is recovered as under:

Janta : 180 monthly equated instalments.
LIG : 144 monthly equated instalments.
MIG: 120 monthly equated instalments.

For Expandable Housing Scheme, payment is to be realised in six quarterly instalments.

(d) Considering the present backlog of 25782 registrants under the LIG category as on 31.3.1995, no new scheme for this category is proposed to be launched at present.

Prices of DDA Flats/Lands

5740 PROF VIJAY KUMAR MALHOTRA: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether the full bench of the High Court of Delhi have given any decision on the prices of flats and land;

(b) whether DDA has announced that it will not increase the rates of its flats till June 1995;

(c) whether DDA is selling its plots and flats at no profit and no loss basis; and

(d) if not the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P.K. THUNGON): (a) Yes, Sir.

(b) Yes, Sir.

(c) Yes, Sir.

(d) Does not arise.

Development of Trans-Yamuna Areas

5741. SHRI O.P. KOHLI: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to refer to the answer to Unstarred Question 2574 given in the Rajya Sabha on the 12th August 1994 regarding development of trans-Yamuna area by Delhi Development Authority and state:

(a) how much money out of Rupees 91.60 crores budget provision for the devleopment of tran-Yamuna area for 1994-95 has been spent;

(b) the details of the area where the money has been spent;

(c) the reasons for not spending whole of the money;